

ORDINANCE NO. 920206- A

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 7.53 ACRE TRACT OF LAND OUT OF SAMUEL W. HAMILTON SURVEY NO. 16, SAVE AND EXCEPT THE LAND DESCRIBED BELOW AS TRACT 2 CONTAINING APPROXIMATELY 0.23 ACRES OF LAND, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "LR" NEIGHBORHOOD COMMERCIAL DISTRICT.

TRACT 2: 0.23 ACRE TRACT OF LAND OUT OF SAMUEL W. HAMILTON SURVEY NO. 16, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR" COMMUNITY COMMERCIAL DISTRICT.

TRACT 3: 3.78 ACRE TRACT OF LAND OUT OF SAMUEL W. HAMILTON SURVEY NO. 16, SAVE AND EXCEPT THE TWO TRACTS OF LAND DESCRIBED BELOW AS TRACT 4 CONTAINING APPROXIMATELY 0.32 ACRES OF LAND AND TRACT 5 CONTAINING APPROXIMATELY 0.25 ACRES OF LAND, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "LR" NEIGHBORHOOD COMMERCIAL DISTRICT.

TRACT 4: 0.32 ACRE TRACT OF LAND OUT OF SAMUEL W. HAMILTON SURVEY NO. 16, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR" COMMUNITY COMMERCIAL DISTRICT.

TRACT 5: 0.25 ACRE TRACT OF LAND OUT OF SAMUEL W. HAMILTON SURVEY NO. 16, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR" COMMUNITY COMMERCIAL DISTRICT.

TRACT 6: 9.19 ACRE TRACT OF LAND OUT OF SAMUEL W. HAMILTON SURVEY NO. 16, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

TRACT 7: 57.16 ACRE TRACT OF LAND OUT OF SAMUEL W. HAMILTON SURVEY NO. 16, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT.

LOCALLY KNOWN AS 8500-8900 BRODIE LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-90-0053, as follows:

Tract 1: From "DR" Development Reserve district to "LR" Neighborhood Commercial district.

7.53 acre tract of land out of the Samuel W. Hamilton Survey No. 16, Save and Except the land described as Tract 2 containing approximately 0.23 acres of land, said 7.53 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

Tract 2: From "DR" Development Reserve district to "GR" Community Commercial district.

0.23 acre tract of land out of the Samuel W. Hamilton Survey No. 16, said 0.23 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

Tract 3: From "DR" Development Reserve district to "LR" Neighborhood Commercial district.

3.78 acre tract of land out of the Samuel W. Hamilton Survey No. 16, Save and Except the two tracts of land described below as Tract 4 containing approximately 0.32 Acres of land and Tract 5 containing approximately 0.25 Acres of land, said 3.78 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

Tract 4: From "DR" Development Reserve district to "GR" Community Commercial district.

0.32 acre tract of land out of the Samuel W. Hamilton Survey No. 16, said 0.32 acre tract of land being more particularly described by metes and bounds in "Exhibit D" attached and incorporated herein for all purposes.

Tract 5: From "DR" Development Reserve district to "GR" Community Commercial district.

0.25 acre tract of land out of the Samuel W. Hamilton Survey No. 16, said 0.25 acre tract of land being more particularly described by metes and bounds in "Exhibit E" attached and incorporated herein for all purposes.

Tract 6: From "DR" Development Reserve district to "MF-2-CO" Multifamily Residence (Low Density) district-Conditional Overlay combining district.

9.19 acre tract of land out of the Samuel W. Hamilton Survey No. 16, said 9.19 acre tract of land being more particularly described by metes and bounds in "Exhibit F" attached and incorporated herein for all purposes.

Tract 7: From "DR" Development Reserve district to "SF-2" Single-Family Residence (Standard Lot) district.

57.16 acre tract of land out of the Samuel W. Hamilton Survey No. 16, said 57.16 acre tract of land being more particularly described by metes and bounds in "Exhibit G" attached and incorporated herein for all purposes.

locally known as 8500-8900 Brodie Lane, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

1. Multifamily development on Tract 6 shall not exceed a density of 17 units per acre.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

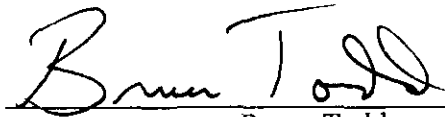
PART 4. That the requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage.

PASSED AND APPROVED:

February 6, 1992

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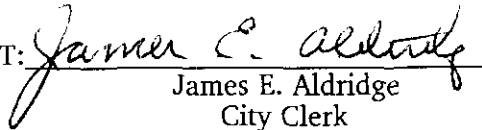
Bruce Todd
Mayor

APPROVED:



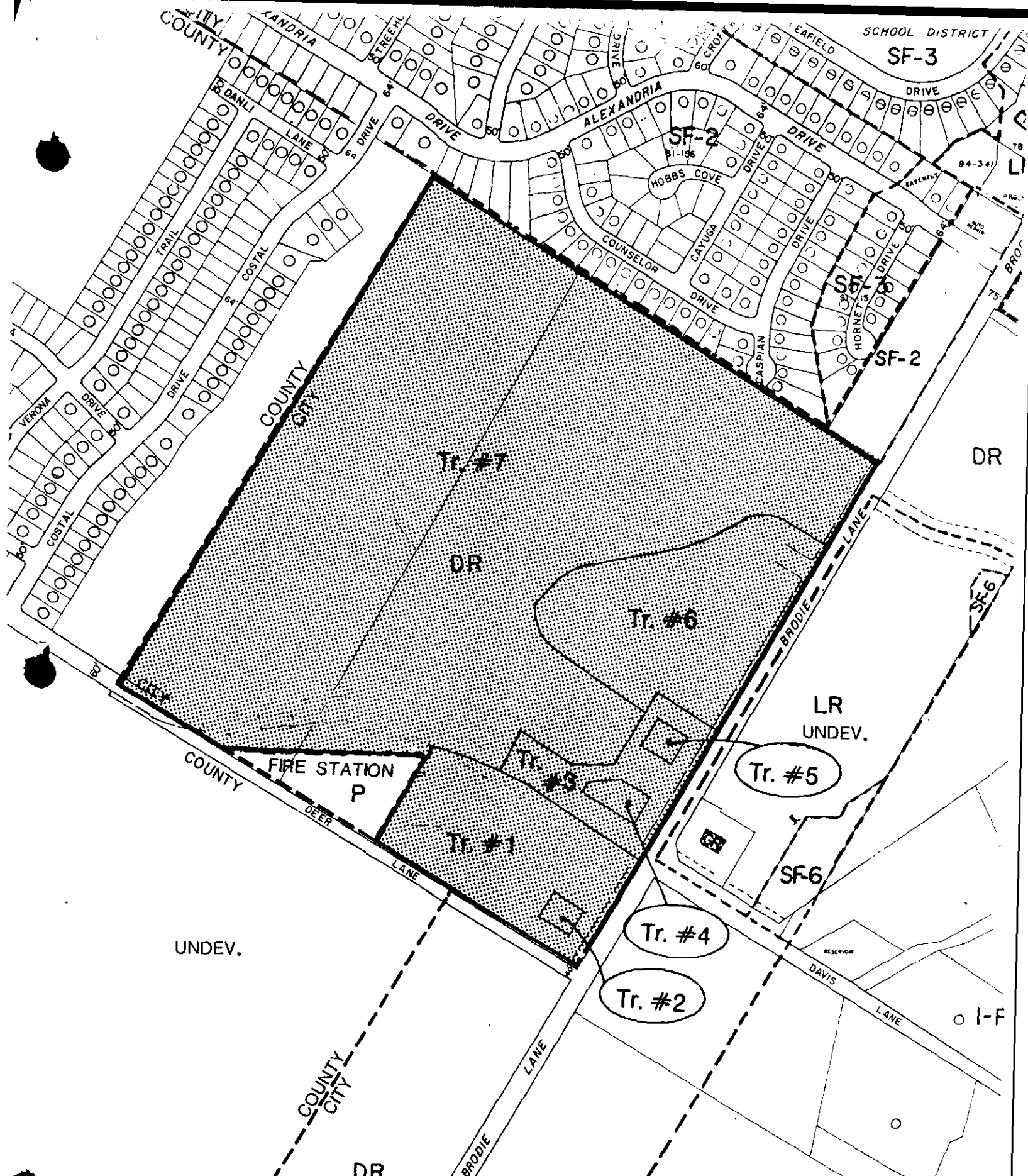
Diana L. Granger
Acting City Attorney


ATTEST:



James E. Aldridge
City Clerk

6Feb92
ME/jj



	NORTH	PENDING CASE	SUBJECT TRACT	GRID D16
		ZONING LINE - - - - -	SUBJECT ACREAGE 77.66	
	CYCLE <u>9/90</u> INTLS <u>RM.</u>	CASE NO: C14-90-0053		

FIELD NOTES

FIELD NOTES DESCRIBING 7.53 ACRES OF LAND MORE OR LESS OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 16, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 80.43 ACRE TRACT OF LAND CONVEYED TO NASH PHILLIPS/COPUS, INC., A TEXAS CORPORATION, BY GEORGE O. SLAUGHTER, ET AL, IN VOLUME 8096, PAGE 637 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 7.53 ACRES OF LAND MORE OR LESS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin set at a common point on the North right-of-way line of Deer Lane and the West right-of-way line of Brodie Lane, said point also being the Southeast corner of the remainder of the said 80.43 acre tract of land after the right-of-way dedication to Travis County as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, same being the Southeast corner of the herein described tract of land;

THENCE along the North right-of-way line of Deer Lane, N 62° 31' 23" W, a distance of 785.89 feet to a 1/2 inch iron pin set, said point being the Southeast corner of the 2.279 acres City of Austin Tract recorded in Volume 9987, Page 474 of the deed records of Travis County, Texas, same being the Southwest corner of the herein described tract of land;

THENCE N 27° 30' 44" E, a distance of 372.31 feet to a 1/2 inch iron pin set, same being the Northwest corner of the herein described tract of land;

THENCE with a curve to the right whose radius equals 1,000.00 feet, an angle of intersection of 22° 36' 52", having a tangent distance of 199.95 feet, an arc distance of 394.70 feet and whose chord bears S 70° 44' 34" E, a distance of 392.14 feet to a 1/2 inch iron pin set;

THENCE S 59° 26' 08" E, a distance of 404.56 feet to a 1/2 inch iron pin set, said point being on the West right-of-way line of Brodie Lane, same being the Northeast corner of the herein described tract of land;

THENCE along the West right-of-way line of Brodie Lane in a southerly direction, S 28° 22' 52" W, a distance of 406.64 feet to the POINT OF BEGINNING, containing 7.53 acres of land, more or less.

SAVE AND EXCEPT for that 0.23 acres of land, more or less, being a portion of that certain 80.43 acre tract of land conveyed to Nash Phillips/Copus, Inc., a Texas corporation, by George O. Slaughter, et al, in Volume 8096, Page 637 of the deed records of Travis County, Texas, said 0.23 acres of land, more or less, being more fully described by metes and bounds as follows;

Commencing for reference at a common point on the North right-of-way line of Deer Lane and the west right-of-way line of Brodie Lane, said point also being the Southeast corner of the remainder of the said 80.43 acre tract of land after the right-of-way dedication to Travis County, as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, from which point the POINT OF BEGINNING bears the following two courses and distances:

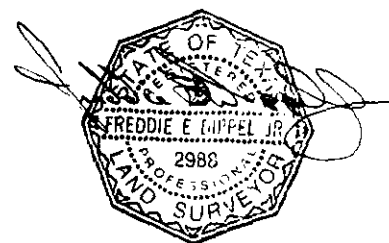
1. With the West right-of-way line of said Brodie Lane in a northerly direction, N 28° 22' 52" E, a distance of 65.00 feet to a point;
2. Leaving the said West right-of-way line of Brodie Lane, N 62° 31' 23" W, a distance of 60.00 feet to the POINT OF BEGINNING, said point also being the southeast corner of the herein described tract of land;

THENCE along the South line of the herein described tract of land, said line being 65.00 feet north of and parallel to the North right-of-way line of Deer Lane, N 62° 31' 23" W, a distance of 100.00 feet to a 1/2 inch iron pin set, said point being the Southwest corner of the herein described tract of land;

THENCE along the West line of the herein described tract of land in a northerly direction, N 28° 22' 52" E, a distance of 100.00 feet to a 1/2 inch iron pin set, said point being the Northwest corner of the herein described tract of land;

THENCE along the North line of the herein described tract of land in an easterly direction, S 62° 31' 23" E, a distance of 100.00 feet to a 1/2 inch iron pin set, said point being the Northeast corner of the herein described tract of land;

THENCE along the East line of the herein described tract of land in a southerly direction, S 28° 22' 52" W, a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.23 acres of land, more or less.



12/15/71

FIELD NOTES

FIELD NOTES DESCRIBING 0.23 ACRES OF LAND MORE OR LESS OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 16 SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 80.43 ACRE TRACT OF LAND CONVEYED TO NASH PHILLIPS/COPUS, INC., A TEXAS CORPORATION, BY GEORGE O. SLAUGHTER, ET AL, IN VOLUME 8096, PAGE 637 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.23 ACRES OF LAND MORE OR LESS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing for reference at a common point on the North right-of-way line of Deer Lane and the West right-of-way of Brodie Lane, said point also being the Southeast corner of the remainder of the said 80.43 acre tract of land after the right-of-way dedication to Travis County, Texas, as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, from which point the POINT OF BEGINNING bears the following two courses and distances:

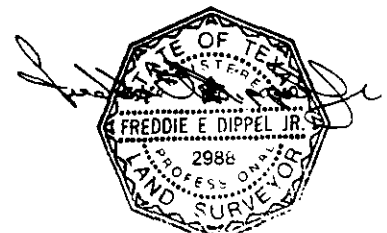
1. With the West right-of-way line of said Brodie Lane in a northerly direction, N 28° 22' 52" E, a distance of 65.00 feet to a point;
2. Leaving the said West right-of-way line of Brodie Lane, N 62° 31' 23" W, a distance of 60.00 feet to a 1/2 inch iron pin set at the POINT OF BEGINNING, said point also being the Southeast corner of the herein described tract of land;

THENCE along the South line of the herein described tract of land, said line being 65.00 feet North of and parallel to the North right-of-way line of Deer Lane, N 62° 31' 23" W, a distance of 100.00 feet to a 1/2 inch iron pin set, said point being the Southwest corner of the herein described tract of land;

THENCE along the West line of the herein described tract of land in a northerly direction, N 28° 22' 52" E, a distance of 100.00 feet to a 1/2 inch iron pin set, said point being the Northwest corner of the herein described tract of land;

THENCE along the North line of the herein described tract of land in an easterly direction, S 62° 31' 23" E, a distance of 100 feet to a 1/2 inch iron pin set, said point being the Northeast corner of the herein described tract of land;

THENCE along the East line of the herein described tract of land, said line being 60.00 feet West of and parallel to the West right-of-way line of Brodie Lane, in a southerly direction, S 28° 22' 52" W, a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.23 acres of land, more or less.



12/11/91
"EXHIBIT B"

FIELD NOTES

FIELD NOTES DESCRIBING 3.78 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 16, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 80.43 ACRE TRACT OF LAND CONVEYED TO NASH PHILLIPS/COPUS, INC., A TEXAS CORPORATION, BY GEORGE O. SLAUGHTER, ET AL, IN VOLUME 8096, PAGE 637 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.78 ACRES OF LAND, MORE OR LESS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a common point on the North right-of-way line of Deer Lane and the West right-of-way line of Brodie Lane, said point also being the Southeast corner of the remainder of the 80.43 acre tract of land after the right-of-way dedication to Travis County as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, from which point the POINT OF BEGINNING bears N 28° 22' 52" E, a distance of 406.64 feet along the West right-of-way line of Brodie Lane;

THENCE leaving the West right-of-way line of Brodie Lane, N 59° 26' 08" W along the South line of the herein described tract of land, a distance of 404.56 feet to a 1/2 inch iron pin set;

THENCE continuing along the South line of the herein described tract of land, with a curve to the left whose radius equals 1,000.00 feet, an angle of intersection of 07° 59' 28", having a tangent distance of 69.85 feet, an arc of 139.47 feet, whose chord bears N 63° 25' 52" W, a distance of 139.36 feet to a 1/2 inch iron pin set, said point being the Southwest corner of the herein described tract of land;

THENCE N 22° 34' 23" E, a distance of 143.94 feet to a 1/2 inch iron pin set;

THENCE S 61° 18' 11" E, a distance of 209.52 feet to a 1/2 inch iron pin set;

THENCE N 87° 34' 28" E, a distance of 137.42 feet to a 1/2 inch iron pin set;

THENCE N 27° 57' 37" E, a distance of 280.00 feet to a railroad spike set, said point being the most northerly Northwest corner of the herein described tract of land;

THENCE S 62° 02' 23" E, a distance of 232.64 feet to a 1/2 inch iron pin set, said point being the Northeast corner of the herein described tract of land, same being a point on the West right-of-way line of Brodie Lane;

THENCE along the West right-of-way line of Brodie Lane in a southerly direction, S 28° 22' 52" W, a distance of 505.13 feet to a 1/2 inch iron pin set at the POINT OF BEGINNING, containing 3.78 acres of land, more or less.

SAVE AND EXCEPT for the following two tracts of land, each tract being a portion of that certain 80.43 acre tract of land conveyed to Nash Phillips/Copus, Inc., a Texas corporation, by George O. Slaughter, et al, in Volume 8096, Page 637 of the deed records of Travis County, Texas, said two tracts being more fully described by metes and bounds as follows:

COMMENCING for reference at a common point on the North right-of-way line of Deer Lane and the West right-of-way line of Brodie Lane, said point also being the Southeast corner of the remainder of the 80.43 acre tract of land after the right-of-way dedication to Travis County as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, from which point the POINT OF BEGINNING bears the following two courses:

1. Along the West right-of-way line of said Brodie Lane in a northerly direction, N 28° 22' 52" E, a distance of 511.64 feet to a point;
2. Leaving the West right-of-way line of said Brodie Lane, N 61° 37' 08" W, a distance of 60.00 feet to a 1/2 inch iron pin set at the POINT OF BEGINNING, said point also being the Southeast corner of the herein described tract of land;

THENCE along the South line of the herein described tract of land, N 59° 26' 08" W, a distance of 160.30 feet to a 1/2 inch iron pin set, said point being the Southwest corner of the herein described tract of land;

THENCE N 28° 22' 52" E, a distance of 48.65 feet to a 1/2 inch iron pin set;

THENCE N 87° 34' 28" E, a distance of 94.24 feet to a 1/2 inch iron pin set;

THENCE S 59° 26' 08" E, a distance of 79.30 feet to a 1/2 inch iron pin set, said point being the Northeast corner of the herein described tract of land;

THENCE along the East line of the herein described tract of land in a southerly direction, said line being 60.00 feet West of and parallel to the West line of said Brodie Lane, S 28° 22' 52" W, a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.32 acres of land, more or less.

TRACT TWO: (Containing 0.25 acres of land)

COMMENCING for reference at a common point on the North right-of-way line of Deer Lane and the West right-of-way line of Brodie Lane, said point also being the Southeast corner of the remainder of the 80.43 acre tract of land after the right-of-way dedication to Travis County as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, from which point the POINT OF BEGINNING bears the following two courses:

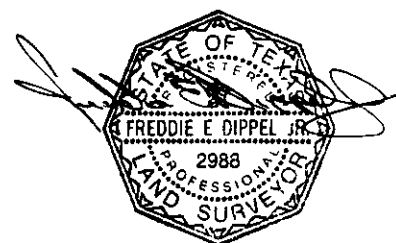
1. Along the West right-of-way line of said Brodie Lane, N 28° 22' 52" E, a distance of 751.77 feet to a point;
2. Leaving the West right-of-way line of said Brodie Lane, N 61° 37' 08" W, a distance of 60.00 feet to a 1/2 inch iron pin set at the POINT OF BEGINNING, said point also being the Southeast corner of the herein described tract;

THENCE along the South line of the herein described tract of land, N 62° 02' 23" W, a distance of 110.00 feet to a 1/2 inch iron pin set, said point being the Southwest corner of the herein described tract;

THENCE along the West line of the herein described tract of land, N 28° 22' 52" E, a distance of 100.00 feet to a 1/2 inch iron pin set, said point being the Northwest corner of the herein described tract of land;

THENCE along the North line of the herein described tract of land, S 62° 02' 23" E, a distance of 110.00 feet to a 1/2 inch iron pin set, said point being the Northeast corner of the herein described tract of land;

THENCE along the East line in a southerly direction, said line being 60.00 feet West of and parallel to the West line of said Brodie Lane, S 28° 22' 52" W, a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.25 acres of land.



1216191

FIELD NOTES

FIELD NOTES DESCRIBING 0.32 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 16, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 80.43 ACRE TRACT OF LAND CONVEYED TO NASH PHILLIPS/COPUS, INC., A TEXAS CORPORATION, BY GEORGE O. SLAUGHTER, ET AL, IN VOLUME 8096, PAGE 637 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.32 ACRES OF LAND, MORE OR LESS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a common point on the North right-of-way line of Deer Lane and the West right-of-way line of Brodie Lane, said point also being the Southeast corner of the remainder of the 80.43 acre tract of land after the right-of-way dedication to Travis County as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, from which point the POINT OF BEGINNING bears the following two courses:

1. Along the West right-of-way line of said Brodie Lane in northerly direction, N 28° 22' 52" E, a distance of 511.64 feet to a point;
2. Leaving the West right-of-way line of said Brodie Lane, N 61° 37' 08" W, a distance of 60 feet to a 1/2 inch iron pin set, said point also being the Southeast corner of the herein described tract of land;

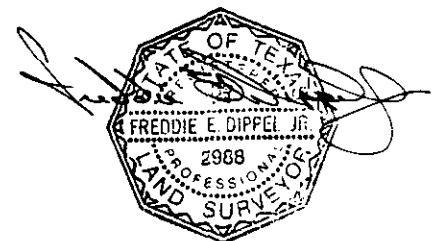
THENCE along the South line of the herein described tract of land, N 59° 26' 08" W, a distance of 160.30 feet to a 1/2 inch iron pin set, said point being the Southwest corner of the herein described tract of land;

THENCE N 28° 22' 52" E, a distance of 48.65 feet to a 1/2 inch iron pin set;

THENCE N 87° 34' 28" E, a distance of 94.24 feet to a 1/2 inch iron pin set;

THENCE S 59° 26' 08" E, a distance of 79.30 feet to a 1/2 inch iron pin set, said point being the Northeast corner of the herein described tract of land;

THENCE along the East line of the herein described tract of land in a southerly direction, said line being 60.00 feet west of and parallel to the west line of said Brodie Lane, S 28° 22' 52" W for a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.32 acres of land, more or less.



12/16/91

"EXHIBIT D"

FIELD NOTES

FIELD NOTES DESCRIBING 0.25 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 16, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 80.43 ACRE TRACT OF LAND CONVEYED TO NASH PHILLIPS/COPUS, INC., A TEXAS CORPORATION, BY GEORGE O. SLAUGHTER, ET AL, IN VOLUME 8096, PAGE 637 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.25 ACRES OF LAND, MORE OR LESS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a common point on the North right-of-way line of Deer Lane and the West right-of-way line of Brodie Lane, said point also being the Southeast corner of the remainder of the 80.43 acre tract of land after the right-of-way dedication to Travis County as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, from which point the POINT OF BEGINNING bears the following two courses:

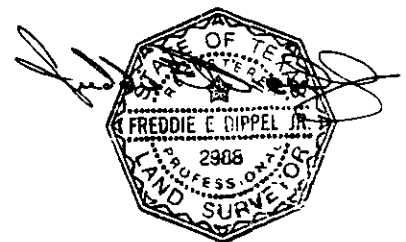
1. Along the West right-of-way line of said Brodie Lane, N 28° 22' 52" E, a distance of 751.77 feet to a point;
2. Leaving the West right-of-way of said Brodie Lane, N 61° 37' 08" W, a distance of 60.00 feet, to a 1/2 inch iron pin set at the POINT OF BEGINNING, said point also being the Southeast corner of the herein described tract of land;

THENCE along the South line of the herein described tract of land, N 62° 02' 23" W, a distance of 110.00 feet to a 1/2 inch iron pin set, said point being the Southwest corner of the herein described tract of land;

THENCE along the West line of the herein described tract of land, N 28° 22' 52" E, a distance of 100.00 feet to a 1/2 inch iron pin set, said point being the Northwest corner of the herein described tract of land;

THENCE along the North line of the herein described tract of land, S 62° 02' 23" E, a distance of 110.00 feet to a 1/2 inch iron pin set, said point being the Northeast corner of the herein described tract of land;

THENCE along the east line in a southerly direction, said line being 60.00 feet West of and parallel to the West line of said Brodie Lane, S 28° 22' 52" W, a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.25 acres of land.



12/16/91

"EXHIBIT E"

FIELD NOTES

FIELD NOTES DESCRIBING 9.19 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 16, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 80.43 ACRE TRACT OF LAND CONVEYED TO NASH PHILLIPS/COPUS, INC., A TEXAS CORPORATION, BY GEORGE O. SLAUGHTER, ET AL, IN VOLUME 8096, PAGE 637 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 9.19 ACRES OF LAND, MORE OR LESS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a common point on the North right-of-way line of Deer Lane and the West right-of-way line of Brodie Lane, said point also being the Southeast corner of the remainder of the 80.43 acre tract of land after the right-of-way dedication to Travis County as recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, from which point the POINT OF BEGINNING bears N 28° 22' 52" E, a distance of 911.77 feet along the West right-of-way line of Brodie Lane;

THENCE N 62° 02' 23" W, a distance of 232.64 feet to a railroad spike set;

THENCE S 27° 57' 37" W, a distance of 63.43 feet, to a railroad spike set;

THENCE N 59° 36' 36" W, a distance of 384.31 feet to a 1/2 inch iron pin set;

THENCE with a curve to the right whose radius equals 190.00 feet, an angle of intersection of 28° 51' 08", having a tangent distance of 48.88 feet, an arc distance of 95.68 feet, whose chord bears N 38° 22' 28" W, a distance of 94.67 feet to a 1/2 inch iron pin set;

THENCE N 09° 11' 29" W, a distance of 73.93 feet to a 1/2 inch iron pin set;

THENCE with a curve to the left whose radius equals 505.00 feet, an angle of intersection of 07° 24' 09", having a tangent distance of 32.67 feet, an arc distance of 65.25 feet, whose chord bears N 46° 49' 23" E, a distance of 65.20 feet to a 1/2 inch iron pin set;

THENCE N 43° 07' 19" E, a distance of 50.00 feet to an iron pin set;

THENCE with a curve to the right whose radius equals 185.00 feet, an angle of intersection of 34° 18' 03", having a tangent distance of 57.09 feet, an arc distance of 110.75 feet, whose chord bears N 60° 16' 20" E, a distance of 109.11 feet to a 1/2 inch iron pin set;

THENCE N 77° 25' 22" E, a distance of 279.86 feet to a 1/2 inch iron pin set;

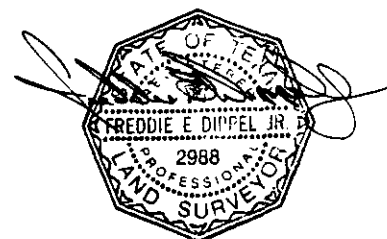
THENCE with a curve to the left whose radius equals 505.00 feet, an angle of intersection of $20^{\circ} 53' 51''$, having a tangent distance of 93.13 feet, an arc distance of 184.19 feet, whose chord bears $N 66^{\circ} 58' 27'' E$, a distance of 183.17 feet to a 1/2 inch iron pin set;

THENCE $N 56^{\circ} 31' 33'' E$, a distance of 58.78 feet to a 1/2 inch iron pin set;

THENCE with a curve to the right whose radius equals 185.00 feet, an angle of intersection of $61^{\circ} 26' 09''$, having a tangent distance of 109.92 feet, an arc distance of 198.37 feet, whose chord bears $N 87^{\circ} 14' 35'' E$, a distance of 189.00 feet to a 1/2 inch iron pin set;

THENCE $S 62^{\circ} 02' 23'' E$, a distance of 142.22 feet to a 1/2 inch iron pin set, said point being on the West right-of-way line of Brodie Lane as dedicated in Volume 10648, Page 664 of the deed records of Travis County, Texas, same being the Northeast corner of the herein described tract of land;

THENCE with the said West right-of-way line of Brodie Lane, $S 28^{\circ} 22' 52'' W$, a distance of 724.36 feet to a 1/2 inch iron pin set, said point being the Southeast corner of the herein described tract of land, same being the POINT OF BEGINNING, containing 9.19 acres of land, more or less.



12/16/91

FIELD NOTES

FIELD NOTES DESCRIBING 57.16 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SAMUEL W. HAMILTON SURVEY NO. 16, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 80.43 ACRE TRACT OF LAND CONVEYED TO NASH PHILLIPS/COPUS, INC., A TEXAS CORPORATION, BY GEORGE O. SLAUGHTER, ET AL, IN VOLUME 8096, PAGE 637 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 57.16 ACRES OF LAND, MORE OR LESS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found in the North right-of-way line of Deer Lane and from which point the Southeast corner of Lot 25, Block F, Maple Run Section 8, of record in Book 85, Page 21B-D of the plat records of Travis County, Texas, bears N 28° 10' 17" E for a distance of 26.50 feet, said point also being the Southwest corner of the herein described tract of land;

THENCE with the East line of said Maple Run Section 8, in a northerly direction, for the following three (3) courses and distances:

1. N 28° 10' 17" E, a distance of 501.15 feet, to a concrete monument found
2. N 28° 11' 13" E, a distance of 421.55 feet, to a concrete monument found
3. N 28° 15' 30" E, a distance of 1,047.33 feet to a 60-d nail found in a fence post, said point being the Northeast corner of said Lot 25, Block F, Maple Run Section 8, same being a point on the rear lot line of Lot 23, Block F of Maple Run Section 4-A, of record in Book 83, Page 128C-D of the plat records of Travis County, Texas, same also being Northwest corner of the herein described tract of land;

THENCE with the South line of said Lot 23, Block F, Maple Run Section 4-A, S 61° 47' 48" E, a distance of 23.59 feet to a concrete monument found, said point also being the Southeast corner of said Lot 23, Block F, Maple Run Section 4-A, same being the Southwest corner of Lot 22, Block F, Maple Run Section Two-A, of record in Book 80, Page 219 and 220 of the plat records of Travis County, Texas;

THENCE with the South boundary line of said Maple Run Section Two-A, S 61° 38' 27" E, a distance of 642.87 feet to a 1/2 inch iron pin found, said point being on the rear lot line of Lot 10, Block F, of said Maple Run Section Two-A;

THENCE continuing in an easterly direction along the south boundary line of said Maple Run Section Two-A, S 61° 59' 50" E, a distance of 917.08 feet to a concrete monument found, said point being the Southeast corner of Lot 11 and the southernmost corner of Lot 10, Block C of said Maple Run Section Two-A, said point also being the Southwest corner of that certain 0.062 acre tract of land as conveyed to Southwestern Bell Telephone Company in Volume 7457, Page 573 of the deed records of Travis County, Texas;

THENCE along the South line of the said Southwestern Bell Telephone Company 0.062 acre tract of land, S 61° 55' 19" E, a distance of 197.06 feet to a 1/2 inch iron pin set, same being the Southeast corner of the said 0.062 acre tract, said point also being the northernmost point on the West right-of-way line of Brodie Lane, as dedicated by deed recorded in Volume 10648, Page 664 of the deed records of Travis County, Texas, same being the Northeast corner of the herein described tract of land;

THENCE with the said West right-of-way line of Brodie Lane, S 28° 22' 52" W, a distance of 312.78 feet to a 1/2 inch iron pin set;

THENCE leaving the said West right-of-way of Brodie Lane, N 62° 02' 23" W, a distance of 142.22 feet to a 1/2 inch iron pin set;

THENCE with a curve to the left whose radius equals 185.00 feet, an angle of intersection of 61° 26' 09", having a tangent distance of 109.92 feet, an arc distance of 198.37 feet, whose chord bears S 87° 14' 35" W, a distance of 189.00 feet to a 1/2 inch iron pin set;

THENCE S 56° 31' 33" W, a distance of 58.78 feet to a 1/2 inch iron pin set;

THENCE with a curve to the right whose radius equals 505.00 feet, an angle of intersection of 20° 53' 51", having a tangent distance of 93.13 feet, an arc distance of 184.19 feet, whose chord bears S 66° 58' 27" W, a distance of 183.17 feet to a 1/2 inch iron pin set;

THENCE S 77° 25' 22" W, a distance of 279.86 feet to a 1/2 inch iron pin set;

THENCE with a curve to the left whose radius equals 185.00 feet, an angle of intersection of 34° 18' 03", having a tangent distance of 57.09 feet, an arc distance of 110.75 feet, whose chord bears S 60° 16' 20" W, a distance of 109.11 feet to a 1/2 inch iron pin set;

THENCE S 43° 07' 19" W, a distance of 50.00 feet to a 1/2 inch iron pin set;

THENCE with a curve to the right whose radius equals 505.00 feet, an angle of intersection of 07° 24' 09", having a tangent distance of 32.67 feet, an arc distance of 65.24 feet, whose chord bears S 46° 49' 23" W, a distance of 65.20 feet to a 1/2 inch iron pin set;

THENCE S 09° 11' 29" E, a distance of 73.93 feet to a 1/2 inch iron pin set;

THENCE with a curve to the left whose radius equals 190.00 feet, an angle of intersection of 28° 51' 08", having a tangent distance of 48.88 feet, an arc distance of 95.68 feet, whose chord bears S 38° 22' 28" E, a distance of 94.67 feet to a 1/2 inch iron pin set;

THENCE S 59° 36' 36" E, a distance of 384.31 feet to a 1/2 inch iron pin set;

THENCE S 27° 57' 37" W, a distance of 216.57 feet, to a 1/2 inch iron pin set;

THENCE S 87° 34' 28" W, a distance of 137.42 feet to a 1/2 inch iron pin set;

THENCE N 61° 18' 11" W, a distance of 209.52 feet to a 1/2 inch iron pin set;

THENCE S 22° 34' 23" W, a distance of 143.94 feet to a 1/2 inch iron pin set;

THENCE with a curve to the left whose radius equals 1,000.00 feet, an angle of intersection of 14° 37' 24", having a tangent distance of 128.31 feet, an arc distance of 255.23 feet, whose chord bears N 74° 44' 18" W, a distance of 254.53 feet to a 1/2 inch iron pin set;

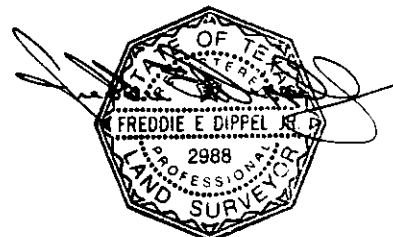
THENCE S 27° 30' 44" W, a distance of 40.36 feet to a 1/2 inch iron pin set, said point being the Northeast corner of a 2.279 acre tract of land conveyed to the City of Austin in Volume 9987, Page 474 of the deed records of Travis County, Texas;

THENCE with the North line of the said 2.279 acre tract of land with a curve to the left whose radius equals 755.00 feet, an angle of intersection of 08° 38' 37", having a tangent distance of 57.06 feet, an arc distance of 113.90 feet, whose chord bears N 88° 52' 41" W, a distance of 113.79 feet to an iron pin found;

THENCE continuing with the North line of the said 2.279 acre tract of land, S 86° 48' 02" W, a distance of 372.91 feet to a 1/2 inch iron pin found;

THENCE still continuing with the North line of the said 2.279 acre tract of land, with a curve to the right whose radius equals 1,107.98 feet, an arc distance of 215.55 feet, whose chord bears N 87° 37' 35" W, a distance of 215.21 feet to a 1/2 inch iron pin set, said point being on the North right-of-way line of Deer Lane, same being the West corner of the said 2.279 acre tract of land;

THENCE along the North line of Deer Lane, N 62° 34' 46" W, a distance of 372.06 feet to the POINT OF BEGINNING, containing 57.16 acres of land, more or less.



12/16/91

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Joseph J. Springli

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

February 12th, 1992

and that the attached is a true copy of said advertisement.

Joseph J. Springli

SWORN AND SUBSCRIBED TO BEFORE ME, this the twelfth

Day of February A.D. 1992.

Over

Diane Coutelle
Notary Public in and for
TRAVIS COUNTY, TEXAS

Diane Coutelle
(Type or Print Name of Notary)

7/16/95
(My Commission Expires:)

